141.0	0007	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	687,600 / 687,600
					USE VALUE:	687,600 / 687,600
					ASSESSED:	687,600 / 687,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
61		WALNUT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JOSEPH STEPHEN
Owner 2:	HORWITZ ANN C
Owner 3:	
Street 1:	61 WALNUT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CHERELLI LEONARD J--ETAL -
Owner 2:	CHERELLI DONNA L -
Street 1:	61 WALNUT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476-6151

NARRATIVE DESCRIPTION

This parcel contains 4,074 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1935, having primarily Vinyl Exterior and 1489 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4074.000	308,000		379,600	687,600
Total Card	0.094	308,000		379,600	687,600
Total Parcel	0.094	308,000		379,600	687,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 461.71 | /Parcel: 461.7

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 91073

GIS Ref

GIS Ref

Insp Date 03/09/18

!10936!

PREVIOUS ASSESSMENT

Parcel ID 141.0-0007-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	308,000	0	4,074.	379,600	687,600	687,600	Year End Roll	12/18/2019
2019	101	FV	235,200	0	4,074.	379,600	614,800	614,800	Year End Roll	1/3/2019
2018	101	FV	235,200	0	4,074.	336,200	571,400	571,400	Year End Roll	12/20/2017
2017	101	FV	235,200	0	4,074.	282,000	517,200	517,200	Year End Roll	1/3/2017
2016	101	FV	235,200	0	4,074.	282,000	517,200	517,200	Year End	1/4/2016
2015	101	FV	222,100	0	4,074.	244,000	466,100	466,100	Year End Roll	12/11/2014
2014	101	FV	222,100	0	4,074.	235,900	458,000	458,000	Year End Roll	12/16/2013
2013	101	FV	222,100	0	4,074.	224,500	446,600	446,600		12/13/2012

PRINT

Date	Time
12/11/20	01:10:15

LAST REV

Date	Time
04/17/18	09:09:04

ekelly

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10936

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHERELLI LEONAR	30914-381		11/30/1999		320,000	No	No		
	13476-120		6/1/1978		53,000	No	No		Y

USER DEFINED

Prior Id # 1:	91073
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/27/1993	486		13,000					14X16 FAMILY ROOM

ACTIVITY INFORMATION

Date	Result	By	Name
3/9/2018	Meas/Inspect	HS	Hanne S
10/31/2008	Meas/Inspect	163	PATRIOT
11/23/1999	Meas/Inspect	243	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4074		Sq. Ft.	Site		0	70.	1.33	8									379,555						379,600	

Total AC/HA: 0.09353 | Total SF/SM: 4074 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 379,555 | Spl Credit | Total: 379,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRCK/WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1935	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99732518
Adj $ / SQ:	175.031
Other Features:	78500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	378375
Depreciation:	70378
Depreciated Total:	307997

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

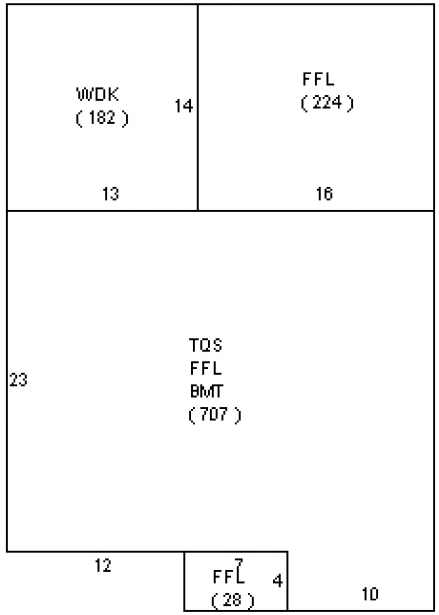
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	175.03
Special Features:	0	Val/Su Net:	129.52
Final Total:	308000	Val/Su SzAd	206.82

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	959	175.030	167,854
BMT	Basement	707	52.510	37,124
TQS	3/4 Story	530	175.030	92,810
WDK	Deck	182	11.460	2,086

Net Sketched Area:	2,378			Total:	299,874
Size Ad	1489.25	Gross Are	2555	FinArea	1489

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

141.0-0007-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	